

PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, VA, on **WEDNESDAY, MAY 25, 2011**, at **6:00 p.m.** to consider the following:

ZOAM 2011-0001

AMENDMENTS TO ARTICLES II, V, AND VIII OF THE LOUDOUN COUNTY ZONING ORDINANCE FOR THE PURPOSE OF REQUIRING A MINOR SPECIAL EXCEPTION PERMIT FOR RURAL RECREATIONAL ESTABLISHMENTS, OUTDOOR

(Zoning Ordinance Amendment)

Pursuant to Sections 15.2-2204, 15.2-2285, and 15.2-2286 of the Code of Virginia and a Resolution Of Intent to Amend adopted by the Board of Supervisors on April 20, 2010, the Planning Commission hereby gives notice of proposed text amendments to the Revised 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance") in order to change the use "Rural Recreational Establishment, Outdoor" from a permitted use to a Minor Special Exception use in the AR-1 (Agricultural Rural-1), AR-2 (Agricultural Rural-2), JLMA-20 (Joint Land Management Area-20) and TR-10 (Transitional Residential-10) zoning districts. Such proposed amendments would: (1) Amend Tables 2-102, 2-202, 2-1303, and 2-1402, for the AR-1, AR-2, JLMA-20, and TR-10 zoning districts, respectively, to reclassify the use "Rural Recreational Establishment, Outdoor" as a Minor Special Exception use; (2) Establish new Additional Regulations Section 5-662, to establish new requirements in regard to minimum parcel size, minimum setback, landscaping/buffering/screening, road access, parking, lighting, noise, maximum structure size, and maximum number of attendees for the use "Rural Recreational Establishment, Outdoor"; (3) Amend Article 8, *Definitions*, to revise the definition of "Rural Recreational Establishment, Outdoor", and (4) Amend such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments. The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare, and good zoning practice, and facilitating the creation of a convenient, attractive and harmonious community.

ZRTD 2010-0006

ROBERT TILLERY

(Rezoning in Route 28 Tax District)

Robert Tillery of Sterling, Virginia has submitted an application to rezone approximately 1.62 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district under the Revised 1993 Zoning Ordinance at a maximum Floor Area Ratio (FAR) of 0.4 (up to 0.6 by Special Exception). The subject property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The property is located on the south side of South Sterling Boulevard (Route 846), on the north side of Carpenter Drive (Route 890), at 104 Carpenter Drive, Sterling, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number /81/F14///36/ (PIN# 033-37-4514). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)), which designate this area for Business Use and which recommend a FAR of 0.4.

ZMAP 2010-0002, ZCPA 2010-0001 & SPEX 2011-0006
ARCOLA COMMERCIAL CENTER

(Zoning Map Amendment Petition, Zoning Concept Plan Amendment & Special Exception)

659, L.L.C., of Sterling, Virginia, has submitted an application to rezone approximately 4.87 acres from the RC (Rural Commercial) zoning district to the GB (General Business) zoning district, and an application to amend the concept plan and proffers approved with ZMAP 1999-0001, 659 Joint Venture, in order to develop a commercial center with a Village Center design consisting of up to 163,000 square feet of permitted and special exception uses and up to 14,000 square feet of accessory storage, at a FAR of 0.18, in the GB (General Business) zoning district. The Applicant has also submitted an application to permit a Personal Service Establishment in the proposed GB zoning district. These applications are subject to the Revised 1993 Zoning Ordinance, and a Personal Service Establishment is permitted by special exception under Section 3-804(N). The modification of the buffering and screening requirements applicable to the proposed Special Exception use is authorized as part of an approval action of a Special Exception under Section 5-1403(C) pursuant to which the applicant also request a modification of Table 5-1414(A) of Section 5-1414(A), the Buffer Yard and Screening Matrix, to modify the Required Plantings Per 100 Lineal Feet of Property Line, required for the Type 4 Front Buffer Yard along the subject properties' frontage with Route 659, to result in a total of 24 canopy trees, 16 understory trees, and 160 shrubs. The subject property is located within the AI (Airport Impact) Overlay District, between the Ldn 60-65, and within the Ldn 65 or higher, aircraft noise contours, and partially within the FOD (Floodplain Overlay District). The subject property is approximately 20.88 acres in size and is located on the west side of Gum Spring Road (Route 659), north of John Mosby Highway (Route 50), and south of Evergreen Mills Road (Route 621), in the Dulles Election District. The subject property is more particularly described as follows:

PIN#	Tax Map Number	Address	Application(s)	Acres
203-30-1458	101////////18/	24219 Gum Spring Rd., Sterling, VA	ZCPA 2010-0001 SPEX 2011-0006	16.01
203-30-2622	101////////21/	N/A	ZMAP 2010-0002 SPEX 2011-0006	2.0
203-30-4818	101////////22/	24223 Gum Spring Rd., Sterling, VA	ZMAP 2010-0002 SPEX 2011-0006	1.42
203-30-4206	101////////23/	N/A	ZMAP 2010-0002 SPEX 2011-0006	0.75
203-20-4894	101////////23A	24247 Gum Spring Rd., Sterling, VA	ZMAP 2010-0002 SPEX 2011-0006	0.7

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), which designate this area for Business Community uses with Village Perimeter Transition Area and Village of Arcola overlays, and which recommend a mix of commercial uses, at a FAR up to 1.0, and residential uses, at a density up to 4 dwelling units per acre.

ZCPA 2010-0003 & ZMOD 2010-0004
GOOSE CREEK VILLAGE SOUTH PUMP STATION

(Zoning Concept Plan Amendment & Zoning Modification)

The Loudoun County Sanitation Authority (d/b/a Loudoun Water) of Ashburn, Virginia, has submitted an application for a Zoning Concept Plan Amendment to amend the concept development plan for ZMAP 2003-0009, Goose Creek Village South, to show the temporary sewer pumping station as a permanent facility and to show revised setbacks along Sycolin Road (Route 625) and Old Sycolin Road

in the vicinity of the sewer pumping station, with no resulting change in density, in the PD-H4 (Planned Development-Housing) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the modification of zoning regulations applicable to an approved concept development plan is authorized by 6-1511(C), pursuant to which the applicant is also requesting modifications of the Zoning Ordinance as follows:

SECTION NUMBER	SECTION NAME	PROPOSED MODIFICATION
Revised 1993 Zoning Ordinance Sections		
5-900(A)(10)	Building and Parking Setbacks from Roads. Other Major Collector Roads.	Reduce the setback previously approved with ZMAP 2003-0009 along Sycolin Road in the vicinity of the sewer pumping station from 65 feet to 20 feet.
Table 5-1414(B) of Section 5-1414(B)	Buffer Yard and Screening Matrix	<ul style="list-style-type: none"> • Relocate the required plantings for the Type 4 Side Buffer Yard located along the facility's eastern boundary (west side of the stormwater management pond) to an area on east side of the stormwater management pond adjacent to the residential area. • Relocate a portion of the required plantings for the Type 4 Side Buffer Yard located along the facility's western boundary to an area on east side of the stormwater management pond adjacent to the residential area. • Reduce the required minimum width of the Type 4 Front Buffer Yard located along the facility's southern boundary (along Old Sycolin Road) from 20 feet to 15 feet, and relocate a portion of the required plantings for this buffer yard to an area adjacent to the residential area. • Reduce the required minimum width of the Type 4 Front Buffer Yard located along the facility's northern boundary (along Sycolin Road) from 20 feet to 18 feet. • Substitute an existing 12-foot high dam embankment (eastern boundary only) and a 10-foot high, barbed wire topped, vinyl coated, slatted, chain link fence (both eastern and western boundaries) for the required 6-foot high fence, wall, or berm providing a minimum opacity of 95% for the Type 4 Side Buffer Yards located along the facility's eastern and western boundaries.

The subject property is approximately 5.52 acres in size and is located east of the Goose Creek, on the southeast side of Sycolin Road (Route 625), on the southwest side of the Dulles Greenway (Route 267), and west of Belmont Ridge Road (Route 659), in the Dulles Election District. The property is more particularly described as Tax Map Number /78//88/////A/ (PIN# 154-46-9182). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and the 2010

Countywide Transportation Plan, which designate this area for residential uses and recommend a density up to 4 dwelling units per acre.

SPEX 2010-0020 & CMPT 2010-0009

T-MOBILE STEPHENS SILO

(Special Exception & Commission Permit)

T-Mobile Northeast, LLC, of Beltsville, Maryland, has submitted applications for a Special Exception and Commission approval to permit construction of a telecommunications monopole facility consisting of a 125-foot “stealth” design monopole, to be completely enclosed within a silo, and associated equipment cabinets and/or shelters in the AR-1 (Agricultural-Rural-1) zoning district. The property is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under both Table 2-102 of Section 2-102, subject to the Additional Regulations set forth in Section 5-618(B)(2), and Section 5-618(B)(2), and requires a Commission Permit in accordance with Sections 5-618(B)(3) and 6-1101. The modification of the buffering and screening requirements applicable to the proposed Special Exception use is authorized as part of an approval action of a Special Exception under Section 5-1403(C), pursuant to which the Applicant also requests to modify Section 5-1414(B), Table 5-1414(B) in order to reduce the required plantings for the Type 4 Side Buffer Yard located along the facility’s southwestern boundary to accommodate the facility’s entrance and existing trees. The area of the proposed special exception is an approximately 0.46 acre portion of an approximately 29.82 acre parcel and is located approximately 0.5 mile southwestward of the intersection of Taylorstown Road (Route 668) and Lovettsville Road (Route 672), at 40615 Lovettsville Road, Lovettsville, Virginia, in the Catoctin Election District. The property is more particularly described as Tax Map Number /10////////42A (PIN# 256-15-5830). The area is governed by the policies of the Revised General Plan (Rural Policy Area) and the Strategic Land Use Plan for Telecommunications Facilities which designate this area for rural economy uses and limited residential uses with a base density of 20 acres per lot, including the establishment of telecommunication facilities provided that certain location, environmental, design, and performance standards are fulfilled.

ZRTD 2010-0005, SPEX 2010-0031 & SPEX 2010-0036

44664 GUILFORD DRIVE

(Rezoning in Route 28 Tax District & Special Exception)

DBT-DATA Ashburn Holding I, LLC, of Washington, D.C. has submitted an application to rezone approximately 7.2 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district under the Revised 1993 Zoning Ordinance at a maximum Floor Area Ratio (FAR) of 0.4 (up to 0.6 by Special Exception). The subject property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours. The Applicant has also submitted applications for a special exception (SPEX 2010-0031) to permit office, administrative, business, or professional uses (data center), which do not meet the criteria contained in Section 4-503(G), and a special exception (SPEX 2010-0036) to permit an increase in the maximum FAR from 0.40 to 0.60 in the PD-IP zoning district. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed office use and increase in maximum FAR are permitted by Special Exception under Sections 4-504(A) and 4-506(C), respectively. The subject property is approximately 7.2 acres in size and is located on the east side of Guilford Drive and the north side of Beaumeade Circle (Route 3037), at 44664 Guilford Drive, Ashburn, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number /80///7///28/

(PIN# 060-29-8548). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and the Dulles North Area Management Plan, which designate this area for Business and Light Industrial uses and recommend a FAR of up to 0.4.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. If the public hearing is cancelled due to inclement weather, the hearing will be moved to the following Wednesday at the same place and time unless otherwise announced.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.

J. Kevin Ruedisueli, Chairman